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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H I)

DRAFT VARIATION TO THE TOWN PLANNING - CERTAIN VARIATION TO THE MASTER PLAN FOR CHANGE OF LAND USE FROM INDUSTRIAL USE ZONE TO COMMERCIAL USE IN NIZAMABAD VILLAGE, SITUATED AT PHULONG AREA, HYDERABAD ROAD, NIZAMABAD MUNICIPAL CORPORATION.

[Memo. No.16048/H₁/2009-3, *Municipal Administration & Urban Development, 11th May, 2010.*]

The following draft variation to the Nizamabad General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 46, M.A., dated 15-02-1974, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in S.No. 224, Nizamabad Village situated at Phulong Area, Hyderabad Road, Nizamabad Municipal Corporation to an extent of 627.09 Sq.mtrs. the boundaries of which are as shown in the schedule below and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Nizamabad Town sanctioned in G.O.Ms.No. 46, M.A. dated: 15-02-1974 is now proposed to be designated for Commercial use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map bearing C.No. 5896/2009/H, which is available in Municipal Office, Nizamabad Town,

Subject to the following conditions namely :-

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
7. The applicant shall pay 14% of open space charges towards site approval.
8. The applicant shall pay betterment charges as per rules.
9. The Municipal Commissioner, Nizamabad Municipal Corporation shall place the subject matter before the Municipal Council and furnish the regular council resolution to the Government before issue of confirmation orders. (as the proposal was processed in anticipation of Council approval).
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Land of Laxmi Saw Mill (converted into commercial use vide GTP. No. 5/2007).

East : Land of Siddam Shetty Vimalamma.

South : 25 feet wide private passage.

West : Land of purchasers (of applicant converted into commercial use in GTP. No. 4/98).

T. S. APPA RAO,

Principal Secretary to Government (UD).